



# Haryana Government Gazette

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## PART-I

### Notifications, Orders and Declarations by Haryana Government

#### HARYANA GOVERNMENT

#### REVENUE AND DISASTER MANAGEMENT DEPARTMENT

#### Notification

The 9th July, 2025

No. 6455-R-5-2025/6197.—

1. Whereas, the Department of Revenue and Disaster Management, Government of Haryana, issued a policy for Purchase of Land Voluntarily offered to Government for Development Projects *vide* Notification dated 06th February 2017, and the State Government amended certain provisions of the said policy *vide* its notifications dated 14th September 2018, 11th March 2019, 27th May 2020 and 18th November 2020; and,

Whereas, it is felt necessary to introduce an amended policy, compiling all the amendments made so far and introducing certain additional provisions, including introduction of additional incentives to the aggregators and provisions for online empanelment processes;

Now, therefore, the Government of Haryana hereby introduces this amended policy, superseding the previous policy and amendments issued on the subject.

2. (i) This Policy may be called the Policy for Purchase of Land Voluntarily offered to Government Departments, Government entities, i.e., Boards and Corporations and Government Companies for Development Projects, 2025.

(ii) Departments of Government of India and its entities can also proceed in this policy for purchase of land for its developmental projects.

3. This policy aims at preventing distress sales of lands by farmers and involving the landowners in decision making, while locating the sites of development projects in the State of Haryana. These two objectives are sought to be achieved by establishing a mechanism whereby,

- a farmer, before considering the distress sale, is assured of approaching the Government as a potential buyer for its projects; and,
- the Government can elicit if some landowners would be so keen about the benefits of a particular project that they would be willing to sell their land to Government for it.

*Introduction*

*Short Title and extent*

*Objectives*

## 4.

- 4.1 'Admissible Consent/Offer'** refers to any consent uploaded by a landowner either himself or through an aggregator on E- Bhoomi portal, fulfilling all the conditions mentioned at 5(ii) & (iii)/ 6(ii) & (iii) with the rates demanded upto three times of the prevailing collector rates, fixed under the Indian Stamp Act, 1899(Central Act 2 of 1899), at the maximum.
- 4.2 'Aggregator'** means a person who is an income tax payee/assessee, having a valid Parivar Pehchan Number and is empanelled by the Designated Agency on its portal for aggregating lands of various landowners who are desirous of voluntarily selling of their land(partly or completely) for a development project;
- 4.3 'Committee of Secretaries'** means the committee of officers to examine land purchase proposals of the departments under the policy, as per the composition provided at Annexure B of this Policy;
- 4.4 'Designated Agency'** means the Directorate of Land Records, Haryana, which shall be the designated agency under the policy. The agency shall provide an online portal and consultancy support to all the departments of the State and also shall conduct the empanelment of aggregators.
- 4.5 'Facilitation charge'** means a service charge to be paid to:
- aggregators for the service of aggregation of land;
  - to the Designated Agency for service of facilitating purchase of land for public/private / PPP projects.
- 4.6 'High Powered Land Purchase Committee'** means a committee having power to finalise the rate for purchase of land for Government Departments and its entities under the policy, constituted as per the composition provided at Annexure C of this Policy.
- 4.7 'Landowner'** means and includes any person whose name is recorded as the owner of the land in the land records of the State and is not a mortgagee.

**Definitions**

## 5. PART A

The mechanism for the landowner to offer the land voluntarily for consideration of the State Government for its Public Projects shall be as under:

**Mechanism for voluntary offers**

- Applications to be submitted through online portal:** On the online portal of E-Bhoomi, any landowner *either himself or through an aggregator* may, at any time can make an offer to sell his/her land. The applicant must enclose relevant land records and quote their expected rate while submitting the online application.
- Eligibility conditions:**
  - The offered land shall be free of all encumbrances;
  - If a landowner offers his/her land directly on e-Bhoomi portal, he may sell his/her land partly or full share. But if an aggregator uploads consent/offer of a landowner, he will have to upload offer of full share of land of a landowner. The land being offered should have an access/rasta of at least 5 karam. An offer of minimum 10 acres of land must be made on e-Bhoomi under voluntary offer category.
  - There shall be unambiguous entries in the 'owners' and 'cultivators' columns in the State Land Records in favour of the applicants, i.e., Jamabandi and subsequent changes made by way of sanctioned mutations, if any;
  - Ownership record of the land offered should clearly establish a chain of private/individual ownership since the consolidation, and in no position offered land should have been part of Shamlat/ Panchayat/Municipal Bodies / Common purpose land / any other Government agency / Board / Corporation, preferably from Misl-Haqiyat of Consolidation under the Haryana Holdings(Consolidation and Prevention of Fragmentation) Act, 1948 (East Punjab Act 50 of 1948);

**Online Applications****Eligibility Conditions**

- (e) Land being offered should not be containing any Bandh (construction by the Irrigation and Water Resources Department), any area notified as forests, revenue rasta, etc., which might lead to difficulty/legal complications, on being purchased by the Government.
- (f) In case, the land ownership vests with some minor(s), or person of unsound mind or lunatic, then proper authorization(s) issued by competent Court/ authority / legal forum, required as per law, must be provided with the offer/consent.
- (g) The title of the property including ownership, Khasra numbers shall be verified from the web-HALRIS portals by the Designated Agency.
- iii. Documents to be filed with application:**
- (a) Land records (copies of *Jamabandi*, mutation, sale deeds, *khasra girdawari*, *aksshijra*, field book);
- (b) Undertaking of the tenant(s) (if any) that he/she/they understand(s) that the acceptance by the Government of the offer to sell the land would bring his tenancy to an end and that he/she has no objection to it;
- (c) Declaration of no pendency of litigation of any type;
- (d) Indemnification undertaking against any further litigation.
- iv. Intimation to Departments:** Every offer of land registered on the portal, shall be informed to all Government Departments by the designated agency;
- v. Scrutiny of offers:** Departments interested shall examine the offer and decide as to whether it fits with any of their present or future requirements for public projects. The interested Department shall inspect the site and ascertain the reasonability of rates within six months. In cases where rates demanded for a parcel of land are more than or equal to collector rate + 20 %, Deputy Commissioner will report about reasonability of rates and will also upload a range of prevailing market rates on portal.
- vi. Effecting the Purchase:** Any Department, desirous of proceeding with the purchase, shall seek through the portal, any better offers that anyone in the vicinity of the area may like to make, within a period of two weeks. After this, the Department shall approach the Committee of Secretaries for scrutiny of their proposal, along with the details of the offer. Upon clearance by the Committee of Secretaries, the Department shall put up the case for affecting the purchase to the High Powered Land Purchase Committee at the rates finalized and approved by the High Powered Land Purchase Committee. The land thus purchased should be free from all encumbrances and unhindered possession must be transferred to the department concerned, with consent of all co-sharers by way of affidavit. In case, where no Department is willing to purchase, Director, Land Records will proceed with purchasing the land for the purpose of creating a Land Bank, provided certain conditions are met and required clearances are obtained, as per the policy.
- vii. Quorum :** The quorum of the 'Committee of Secretaries and 'High Powered Land Purchase Committee' shall be at least 50% of the members including Chairperson;
- viii.** Where the land has been offered by the aggregators, the Committee of Secretaries may negotiate the price with the aggregator and thereafter, it may negotiate with the individual landowners.
- ix. Sale and transfer of possession:** Immediately upon finalization of the purchase, the Letter of Intent (LoI) shall be issued by the Department to the applicant(s) to complete the sale transaction. Release of payment to applicant(s) shall be done at the time of registration. Physical possession shall be taken by the Department immediately and mutation got sanctioned forthwith. There shall be no stamp duty or registration fees or HALRIS/ WEB-HALRIS charges of any type as well as no mutation fees shall be charged for these Government purchases. Further, no fee shall be charged by the document-writer, while drafting the sale deed.

*Documents  
required**Intimation to  
Departments**Scrutiny**Effecting the  
Purchase**Quorum**Negotiation**Sale, Transfer  
and Payment*

## 6. PART B

In those cases, where Government is desirous of establishing a specific development project in a particular location, the following mechanism shall be adopted. While deciding to locate the development projects, as far as possible, the Department/ Board/ Corporation concerned shall publicize its land area requirement for the project over the widest possible range, irrespective of the number of revenue estates. The Department concerned shall first elicit, if there are any landowners, who may be so keen about the benefits of the project that they may be willing to voluntarily sell their land to Government for it. The mechanism to be followed while considering the land for such area specific projects is as below.

*Mechanism  
for site  
specific  
development  
projects*

- i. **Advertisement:** The Administrative Department concerned shall indicate its intention to locate the development project in the technically widest feasible region through newspapers and the online portal of the Designated Agency. Online portal shall be open for receiving the offers for a period of 30 days.

*Advertisement  
and Receipt of  
Applications*

- ii. **Eligibility conditions:**

- (a) The offered land shall be free of all encumbrances;
- (b) The application must be made by an empanelled aggregator or by all the landowners, irrespective of the extent of their respective shares including the tenants, if any, jointly;
- (c) There shall be unambiguous entries in the 'owners' and 'cultivators' columns in the State Land Records in favour of the applicants, i.e., *Jamabandi* and subsequent changes made by way of sanctioned mutations, if any;
- (d) Ownership record of the land offered should clearly establish a chain of private/individual ownership since the consolidation and in no position, offered land should have been part of *Shamlat/ Panchayat/ Municipal Bodies / Common purpose land / any other Government agency / Board / Corporation*, preferably from *Misl Haqiyat of Consolidation under the Haryana Holdings (Consolidation and Prevention of Fragmentation) Act, 1948 (East Punjab Act 50 of 1948)*;
- (e) In case, the land ownership vests with some minor(s), idiot or lunatic then proper authorization(s) issued by competent Court/ authority/legal forum, required as per law, must be provided with the offer/consent.
- (f) The title of the property including ownership, khasra numbers shall be verified online from the Web-HALRIS portal by the officers/officials of the Directorate. It is to be ensured that the offer of land is in complete khasra numbers with specific karukan (length & breadth i.e. field book) and not in share in any manner, as per ownership column of the jamabandi. Further, the land being offered should have an access / rasta.

*Eligibility  
Conditions*

- iii. **Documents to be filed alongwith applications:**

- (a) Land records (copies of *Jamabandi*, mutation, sale deeds, *khasra girdawari*, *aksh shijra*, field book);
- (b) Undertaking of the tenant(s) (if any) that he/she / they understand(s) that the acceptance by the Government of the offer to sell the land would bring his tenancy to an end and that has no objection to it;
- (c) Pendency of no litigation declaration;
- (d) Indemnification undertaking against any further litigation;
- (e) In case of aggregator, besides the above mentioned documents, a copy of license issued under the Regulation of Property Dealers and Consultants Act, 2008 and the copy of the registered agreements of aggregator with landowners.

*Documents  
required*

- iv. **Scrutiny of offers:** The Department concerned shall take the assistance of the Designated Agency i.e. Directorate of Land Records, Haryana, in the process of evaluation of the bids/offers. The Administrative Department concerned shall provide such consultancy charges to Designated Agency for this assistance as

*Scrutiny*

may be decided by the Government from time to time. All bids/offers shall be evaluated in respect of requirement of the department, land records, agreements with tenants and/or agreements with landowners. All sites passing initial scrutiny shall be got physically inspected by the indenting department concerned. The indenting department shall examine the reasonability of rates. In cases, where rates demanded for a parcel of land are more than or equal to collector rate + 20 %, Deputy Commissioner will report about reasonability of rates and will also upload a range of prevailing market rates on portal.

- |  |   |
|--|---|
| <p><b>v. Agenda Preparation</b></p> <p>The Designated Agency will prepare the agenda in consultation with the indenting department.</p>  | <p><i>Agenda</i></p>  |
| <p><b>vi. Effecting the purchase:</b> In case, the department wishes to proceed with purchase, the department shall approach the Committee of Secretaries for scrutiny of their proposal, alongwith the details of eligible sellers and aggregators. Upon clearance by the Committee of Secretaries, the Department shall put up the case for effecting the purchase, to the High Powered Land Purchase Committee at the finally negotiated rate.</p>  | <p><i>Effecting the Purchase</i></p>                                      |
| <p><b>vii. Quorum:</b> The quorum of the 'Committee of Secretaries and 'High Powered Land Purchase Committee' shall be at least 50% of the members including Chairperson.</p>  | <p><i>Quorum</i></p>  |
| <p><b>viii.</b> Where the land has been offered by the aggregators, the Committee of Secretaries may negotiate the price with the aggregator and thereafter, it may negotiate with the individual landowners.</p>  | <p><i>Negotiation</i></p>   |
| <p><b>ix. Sale and transfer of possession:</b> Immediately upon finalization of the purchase, the Letter of Intent (LoI) shall be issued by the Department to the aggregator or the landowners, as the case may be, to complete the sale transaction. In case, the purchase has been done through an aggregator, he shall be responsible to produce all the landowners within the appointed timeframe to execute the sale deed in favour of the Department. Release of payment to landowners shall be done at time of registration. Physical Possession shall be taken by the Department immediately and mutations got sanctioned forthwith. There shall be no stamp duty or registration fees or HALRIS/ WEB-HALRIS charges of any type as well as no mutation fees shall be charged for these Government purchases. Further, no fee shall be charged by the document-writer, while drafting the sale deed.</p> | <p><i>Sale, Transfer and Payment</i></p>                                  |
| <p><b>7.</b> <i>Third party evaluation/assessment of policy shall be conducted after one year of implementation.</i></p>   | <p><i>Third Party Evaluation</i></p>                                      |
| <p><b>8.</b> If any Government Department or Board or Corporation decides to purchase a land in an area for any development project, at the prevailing collector rates specified under the Indian Stamp Act, 1899 for the registration of sale deed or agreement to sale, without following the procedure prescribed in Part-B, it may do so by seeking concurrence of the Chief Minister.</p>   | <p><i>Procedure where the purchase is done at Collector Rates</i></p>     |
| <p><b>9.</b> The Committee of Secretaries, specified in Annexure 'B' of the Policy may take decision upto 20% over and above the prevailing Fair value (Collector) rates specified under the Indian Stamp Act, 1899, for the registration of sale deeds. In such cases, the indenting Department concerned is not required to submit the case to High Powered Land Purchase Committee and may finalize the proposal, as per the procedure laid down in the Rules of Business of the Government of Haryana, 1977.</p>   | <p><i>Powers of the Committee of Secretaries</i></p>                      |
| <p><b>10.</b> Facilitation charges as defined in 4.5, to be paid to aggregators, shall be 1% of the total transaction cost. This shall be paid to aggregators for services of aggregation of land and the negotiation with landowners. The 1% facilitation charges shall be paid to aggregator in two installments - 0.5% at the time of completion of registration of deed and remaining 0.5% after sanctioning of mutation and delivery of possession. The Designated Agency (Director land Records) shall pay the facilitation charges to aggregators. Upon placing an indent, the indenting Department must pay 2% of</p>  | <p><i>Facilitation Charges to Aggregators &amp; Designated Agency</i></p> |

Collector rates to the Designated Agency, Director Land Records in order to facilitate the project as designated agency. Once negotiated rates are finalized and purchase of land is approved by the High-Powered Land Purchase committee, the indenting Department must deposit an amount equivalent to 2% of the total cost of land with the Designated Agency before the instrument of purchase is registered. This will ensure smooth payment of all facilitation charges to aggregators.

11. Any aggregator who has made efforts towards aggregation of land under Para 5 (Part A) or against a particular indent as per provisions of Para 6 (Part B) in which he was able to get the admissible consent of landowners uploaded on portal in respect of at least 70% of total indented land, shall be paid an incentive payment of (i) Rs. 3,000/- per acre if land is offered at the Collector rates, (ii) Rs. 2,000/- per acre if land is offered at no more than 20% above Collector rates, (iii) Rs. 1,000/- per acre if land is offered at a still higher rates as soon as the offer made on the portal by the aggregators is verified by the Deputy Commissioner concerned, on the basis of the parameters of eligibility conditions mentioned in the policy. **However, the total amount of incentive to be given to an aggregator shall be capped at 100 acres only, if the total land offered is more than 100 acre.** This will be irrespective of as to whether the indenting department is finally purchasing the land or not against an indent. In those cases, where the final purchase is done by the indenting department, this amount shall be deducted from the eligible facilitation charges, as per the provisions of Para 9.
12. The land, which has been once offered under Part B and found to be non-feasible for purchase by the indenting department, shall fall under a lock in period of six months during which period, any other Department, if finds the site suitable for its own projects, may consider purchasing the same, subject to the provisions and charges, as applicable, as indicated at Para 9 of this Policy. During this period, the same land shall not be eligible for re-application on E-Bhoomi portal, either by the same aggregator or by any other aggregator.
13. The aggregators who are inactive for certain period of time, as defined by the Director Land Records will be de-registered. A system of renewal of aggregators from time to time will be implemented by the Directorate of Land Records with the approval of Financial Commissioner Revenue in due course.

***Incentive for aggregators in case of offers which have not been accepted by Government / Indenting Department***

***Lock in Period in case of Lands not accepted by Indenting Department or agency***

***Renewal of Aggregators***

**ANNEXURE-A****Empanelment of Aggregators**

1. Aggregators shall be empanelled by the Designated Agency in an online application process. Empanelment shall be open round the year.
2. The aggregator shall comply with all the terms and conditions of the empanelment that may be prescribed by the Designated Agency.
3. Terms and Conditions of empanelment of aggregators shall, among other things, include clauses to ensure that aggregators shall make registered agreements with landowners, deposit appropriate security, agreeing to facilitation charges, agreeing provision for black-listing for violation of terms of empanelment, etc.

**ANNEXURE - B****Committee of Secretaries**

|     |  |                     |
|-----|--|---------------------|
| 1.  | Chief Secretary, Government of Haryana   | Chairperson         |
| 2.  | Administrative Secretary, Revenue and Disaster Management Department           | Member              |
| 3.  | Administrative Secretary, Finance Department                                   | Member              |
| 4.  | Administrative Secretary, Forests, Wildlife & Environment Department           | Member              |
| 5.  | Administrative Secretary, Town & Country Planning and Urban Estates Department | Member              |
| 6.  | Administrative Secretary, Industries & Commerce Department                     | Member              |
| 7.  | Administrative Secretary, Indenting Department                                 | Member              |
| 8.  | Legal Remembrancer, Law & Justice Department                                   | Member              |
| 9.  | Head of the purchasing Department  | Member              |
| 10. | Director General/Director, Land records, Haryana                               | Member<br>Secretary |
| 11. | Deputy Commissioner of the District concerned                                  | Member              |

**Note:** Chairperson may co-opt/invite any officer/expert as a Member as and when felt necessary



## ANNEXURE C

**High Powered Land Purchase Committee**

|    |  |                  |
|----|--|------------------|
| 1  | Chief Minister   | Chairperson      |
| 2  | Minister in Charge of Revenue & Disaster Management Department     | Member           |
| 3  | Minister in Charge of Urban Local Bodies Department                | Member           |
| 4  | Minister in Charge of Industries and Commerce Department           | Member           |
| 5  | Minister in Charge of the Purchasing Department                    | Member           |
| 6  | Chief Secretary  | Member           |
| 7  | Administrative Secretary, Revenue & Disaster Management Department | Member           |
| 8  | Administrative Secretary, Finance Department                       | Member           |
| 9  | Administrative Secretary, Industries & Commerce Department         | Member           |
| 10 | Administrative Secretary of the Purchasing Department              | Member           |
| 11 | Director General/Director of Land Records                          | Member Secretary |

DR. SUMITA MISRA,  
Financial Commissioner, Revenue and  
Additional Chief Secretary to Government Haryana,  
Revenue and Disaster Management Department.